



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
377224	407576

Description

Applicant Details

Name/Company

Title

Mr

First name

Mitchell

Surname

Bardsley

Company Name

Arcus Consulting LLP

Address

Address line 1

Dalton House

Address line 2

Dane Road

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M33 7AR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Mitchell

Surname

Bardsley

Company Name

Arcus Consulting LLP

Address

Address line 1

Dalton House

Address line 2

Dane Road

Address line 3

Sale

Town/City

Manchester

County

Country

United Kingdom

Postcode

M33 7AR

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

3284.41

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Moorfield Sheltered Accommodation is a residential complex that comprises 35 individual flats, spread across seven interlink blocks. The project at hand is to replace all existing roofs and upgrade the insulation to meet current building regulations. The communal areas and residential properties within the complex have vaulted ceilings, which require upgrading the existing roofing rafters to achieve the current insulation depth. Moreover, the seven blocks currently have an existing polycarbonate roof section, which is to be removed. The rafters will be extended to a new ridge beam and fully tiled with automated Velux windows to meet current lighting and thermal comfort requirements.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Moorfield Sheltered Accommodation is a residential complex consisting of 35 individual flats spread across seven interlinked blocks. In addition, the complex features a sheltered living accommodation with communal spaces, a washing area, and a communal kitchen, all of which are under the supervision of a warden. The building owner for this complex is Six Town Housing, a reputable organisation dedicated to providing safe and comfortable living spaces for residents.

Is the site currently vacant?

- ☐ Yes
- ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

The existing roof composition consists of the following key elements: - Roofing Material: The primary roofing material is Grey concrete pan tiles, selected for their durability, traditional aesthetic appeal, and ability to integrate seamlessly into the surrounding environment with mortar bedded hips and valleys, chosen to blend in with the current surroundings. - Roof Structure: The roof structure is constructed using a robust framework of timber roofing rafters, ensuring stability and adherence to safety standards. - Roof Pitch and Configuration: The roof pitch is 25 degrees, chosen to facilitate efficient rainwater drainage. Polycarbonate Roof Sections: Integrated into the design are sections of polycarbonate roofing positioned to allow natural light penetration. These transparent or translucent panels contribute to a well-lit interior but do not provide thermal comfort as they are inoperable to allow passive ventilation. - Color Palette: The existing colour for the roofing elements is Grey concrete tile with Grey bedded hips and valleys, chosen to blend in with the current surroundings. The polycarbonate roof design consists of transparent sheeting with white joining strips. The apex of the roof additionally has a transparent finish with a metal trim detail, and along the ridgeline of the roof sits a brown vented capping retail, which spans the whole length of the polycarbonate roof.

Proposed materials and finishes:

The proposed roof composition consists of the following key elements: - Roof Structure. Replacement of fascia (black) to all properties (no soffits). The rainwater pipe is to be a 75mm black PVC-U pipe. Half-round deep flow guttering is to be used on all blocks, and the Hedgehog Guttering System is to be installed on all seven blocks, front and rear. Should the cavity be open at the roof line, then cavity socks are to be fitted. Fire breaks are to be fitted to the top of the party wall and also within the soffit/facia area. - Sandtoft Concrete Grey Calderdale tile to main roofs to be as per specification from Sandtoft. Felt to be Sandtoft VPM Super. Sandtoft ventilated eaves system to be fitted to all roofs with additional rafter roll to extend beyond loft insulation. Sandtoft dry verge to be the multi-verge dry verge system. Dry ridge to be profile ridge system. All roof slope terminals are to be Sandtoft concealed tile ventilators with pipe adaptors. Should the cavity be open at the roof line, then cavity socks are to be fitted. Fire breaks are to be fitted to the top of the party wall and also within the soffit/facia area. - Low-Level Roofs above entrance doors. Remove the existing concrete tile and renew the concrete tile as above for the main roof. Renew facia in UPVC colour black to match the main roof. - Velux Windows Due to the Polycarbonate roof being replaced entirely and the roof tiled. The plan is to install an automated Velux window where the current polycarbonate roof is situated. This will allow for more natural light to enter the building, and the Velux technical team will design it to ensure sufficient lighting. The window will be equipped with temperature sensors that will help regulate the internal thermal comfort of the area. Moreover, rain sensors will enable the windows to close automatically in case of rain.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Document Register for the submitted plans are, MSRH-00-00-DR-A-010000

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☒ Yes
☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

- All waste products will be removed from site in accordance with the relevant Regulations and a Duty of Care Note or Hazardous Waste Consignment Note as required by the Hazardous Waste Regulations. Copies of the disposal documentation will be held on site.
- Only licensed waste carriers will remove waste from site.
- Waste removal will be frequent, to prevent build-up of site debris.

As detailed within the Contractors Construction Phase Plan.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Mitchell

Surname

Bardsley

Declaration Date

21/12/2023

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mitchell Bardsley

Date

25/01/2024